

EXPLANATORY NOTE:

By-law No. 2010-38

A By-law to amend By-law 177-96, as amended.

The northerly portion of 251 and 271 Helen Avenue and the abutting vacant lot to the east.

Part of Lot 8, Plan 2196

South Unionville Planning District

LANDS AFFECTED

This proposed By-law amendment applies to the 0.6 hectare (1.4 acre) northerly portion of lands municipally known as 251 and 271 Helen Avenue and the abutting vacant lot to the east, within the South Unionville Planning District.

EXISTING ZONING

The lands subject to this By-law are zoned Rural Residential One (RR1) in By-law 304-87, as amended.

PURPOSE AND EFFECT

The purpose of this By-law amendment is to incorporate the subject lands into By-law 177-96, as amended, and to establish appropriate zone designations and development standards. The proposed zoning designations are Residential Two*418 (R2*418) and Residential Two *31*418 (R2*31*418). The amendment will facilitate the creation of a total of eleven (11) new lots for the development of new single detached dwellings. The remaining southerly portion of 251 and 271 Helen Avenue and the southerly portion of the abutting vacant lot to the east will retain the Rural Residential One (RR1) zoning in By-law 304-87, as amended, until the remaining lands are redeveloped.



BY-LAW 2010-38

A by-law to amend By-law 177-96, as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. By-law 177-96, as amended, be and the same is hereby amended as follows:
 - 1.1 By expanding the designated area of By-law 177-96, as amended, to include the northerly portion of those lands comprising Part of Lot 8, Plan 2196, and municipally known as 251 and 271 Helen Avenue and the northerly portion of the abutting vacant lot to the east, as outlined on Schedule 'A' attached hereto.
 - 1.2 By zoning the lands:

Residential Two *418 (R2*418)

and

Residential Two *31 *418 (R2*31*418)

As shown on Schedule 'A' attached hereto.
 - 1.3 By adding to Section 7- EXCEPTIONS the following new subsection:

"7.418 Notwithstanding any other provisions of this By-law, the provisions in this section shall apply to those lands denoted by symbol *418 on the Schedule to this By-law. All other provisions of this By-law, unless specifically modified/amended by this Section continue to apply to the lands subject to this Section.

7.418.1 Zone Standards

The following specific zone standards apply as shown on Schedules 'A' and 'B':

a) minimum LOT FRONTAGE Lots 1 and 2	15m
b) minimum LOT FRONTAGE Lots 3 and 4	11.5m
c) minimum LOT FRONTAGE Lots 5-10	10m
d) minimum LOT FRONTAGE Lot 11	12m
e) minimum LOT DEPTH	43m


7.418.2 Special Site Provisions

The following additional provisions apply:

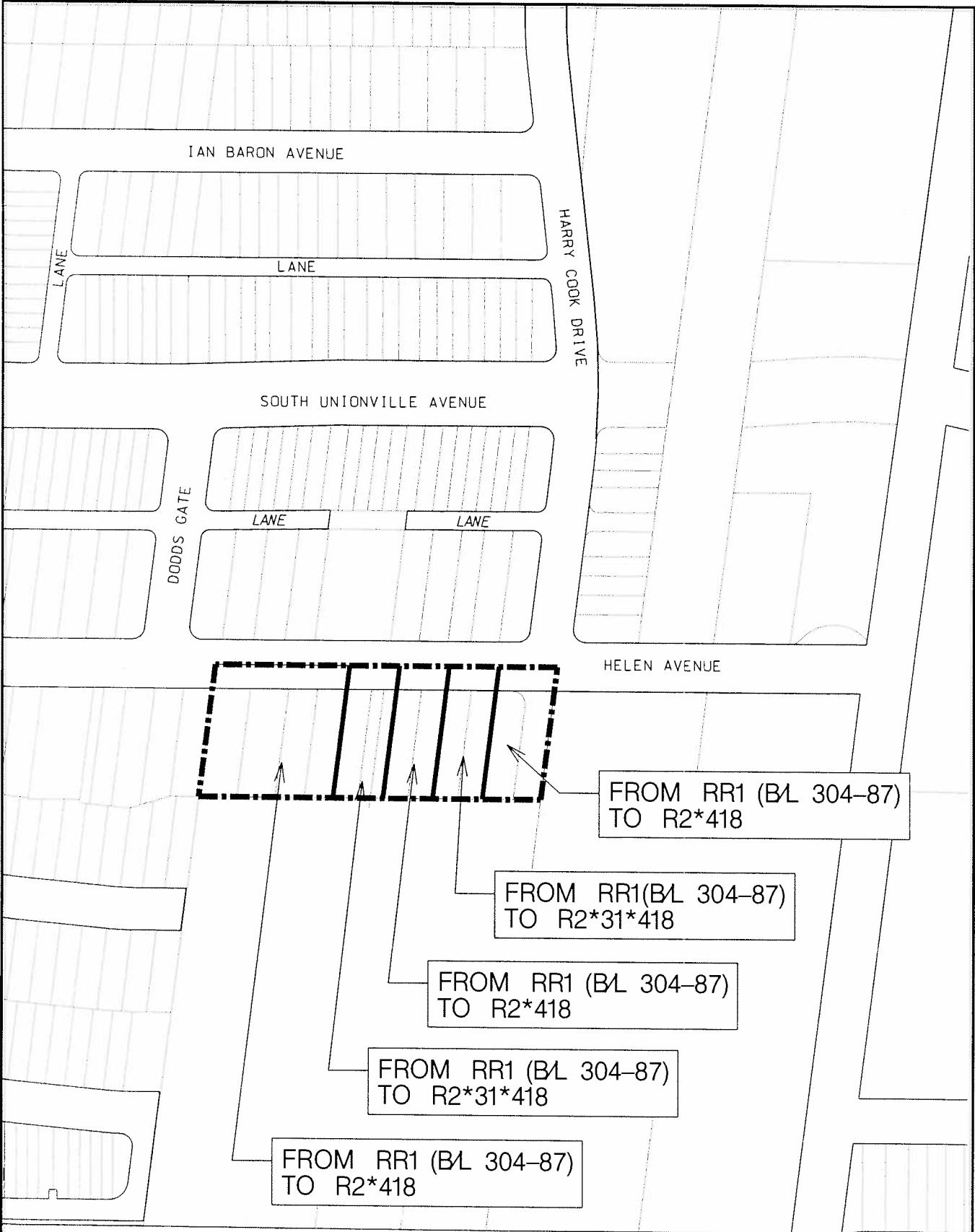
- a) The maximum number of lots permitted within the area covered by this By-law, as shown on Schedule 'A', shall be 11."
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF MARCH, 2010.



KIMBERLEY KITTERINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



HIGHWAY 407



DEVELOPMENT SERVICES COMMISSION

A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW
ZONE BOUNDARY

RR1

RURAL RESIDENTIAL ONE

*No.

EXCEPTION SECTION NUMBER

R2

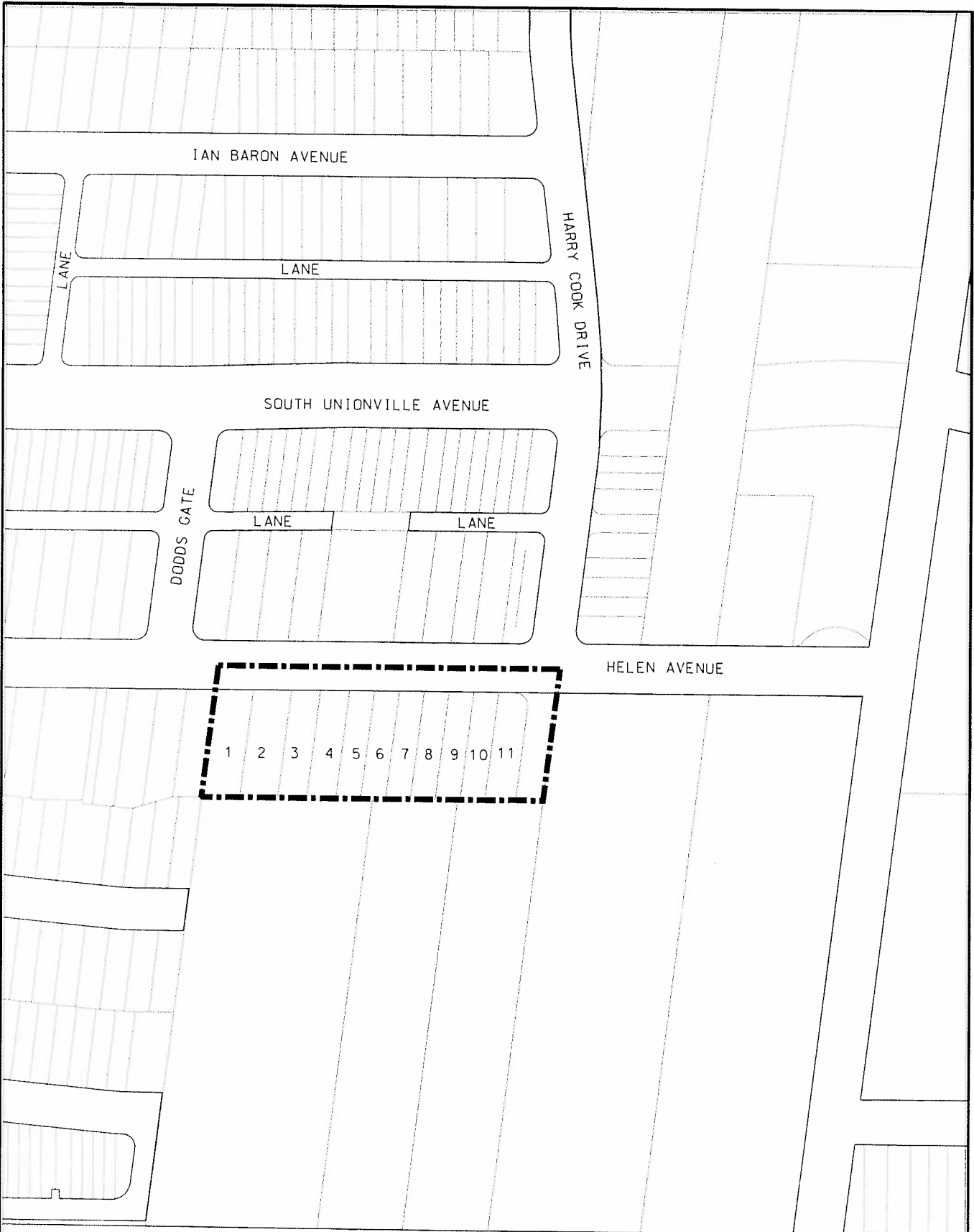
RESIDENTIAL TWO

THIS IS SCHEDULE 'A' TO BY-LAW 2010-38
PASSED THIS 24TH DAY MARCH, 2010

Paul Scarpitta
MAYOR
[Signature]
CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

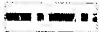
SCALE 1: NTS



HIGHWAY 407



A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'B' TO BY-LAW 2010-38
PASSED THIS 24TH DAY MARCH, 2010

Paul Scarpitta
MAYOR
[Signature]
CLERK

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO
THE ORIGINAL BY-LAW LODGED IN
THE OFFICE OF THE CLERK

SCALE 1: NTS